

# APPROVED

**SPECIAL MAGISTRATE HEARING  
CITY COMMISSION MEETING ROOM  
FORT LAUDERDALE CITY HALL  
H. MARK PURDY PRESIDING  
AUGUST 2, 2012  
9:00 A.M. – 11:03 A.M.**

**Staff Present:**

Brian McKelligett, Clerk of Special Magistrate – Supervisor  
Dee Paris, Administrative Aide  
Lori Grossfeld, Clerk III  
Erin Saey, Clerk III  
Jeri Pryor, City staff  
Ginger Wald, Assistant City Attorney  
Wanda Acquavella, Code Enforcement Officer  
Stephanie Bass, Code Enforcement Officer  
Mark Campbell, Code Enforcement Officer  
Leonard Champagne, Code Enforcement Officer  
Andre Cross, Code Enforcement Officer  
Alejandro DelRio, Code Enforcement Officer  
Adam Feldman, Code Enforcement Officer  
Ingrid Gottlieb, Code Enforcement Officer  
George Oliva, Building Inspector  
Wilson Quintero, Code Enforcement Officer  
Ron Tetreault, Fire Inspector  
Ursula Thime, Senior Code Enforcement Officer  
Salvatore Viscusi, Code Enforcement Officer  
Aretha Wimberly, Code Enforcement Officer

**Respondents and Witnesses**

CE11121070: Neal Adler, general manager  
CE12020832; CE12020876; CE12020877; CE12022073; CE11071811; CE12020637;  
CE12021021: Claire Clark, owner's representative; Constance Hersch, owner's  
representative  
CE11121188: Lidia Robertson, contractor's representative  
CE12030087: Helen Surovek, owner, Stephen Simmons, attorney  
CE11110618: Aulder Brown, agent  
CE12030976: Obbie Mallard, contractor's representative  
CE12021354: Gerard Roccert, owner  
CE11121712: Thomas Tejada, owner  
CE12030622: Geraldo Nunez, owner  
CE12020027: Olbry Ambroise, owner  
CE11111296: Shawn Pollack, representative  
CE12021452: Gary Lee Oliver, owner

CE12061542: Perry Krape, owner  
CE08110825: William Conway Jr. owner's son

NOTE: All individuals who presented information to the Special Magistrate during these proceedings were sworn in.

The meeting was called to order at 9:00 A.M.

**Case: CE11121712**

1225 Northwest 2 Street  
TEJADA, THOMAS

This case was first heard on 5/17/12 to comply by 6/21/12. Violations were as noted in the agenda. The property was complied fines had accrued to \$1,025 and the City was requesting no fine be imposed.

George Oliva, Building Inspector, said the owner was working with the City, and recommended abatement of the fines.

Judge Purdy imposed no fine.

**Case: CE12021354**

1122 Northwest 4 Avenue  
ROCOURT, GERARD

Service was via posting on the property on 7/17/12 and at City Hall on 7/19/12.

Violations:

47-21.8.A.

THERE ARE AREAS OF BARE/MISSING GROUND COVER IN  
FRONT OF THE PROPERTY.

9-280(b)

PROPERTY THAT ARE IN DISREPAIR, IN THAT ONE IS  
BOARDED AND THE OTHER IS PARTIALLY COVERED WITH  
CARDBOARD AND TAPE.

Ms. Pryor stated the inspector had a verbal agreement with the owner to comply within 35 days or a fine of \$25 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$25 per day, per violation would begin to accrue.

**Case: CE11071811**

1336 Northwest 7 Terrace  
COMMUNITY 8 PROPERTIES LLC

This case was first heard on 10/20/11 to comply by 11/17/11. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$6,450 fine, which would continue to accrue until the property complied.

Constance Hersch, the owner's representative, stated they had hired a roofer to inspect the property and reinstate the permit.

George Oliva, Building Inspector, recommended a 28-day extension.

Judge Purdy granted a 35-day extension during which time no fines would accrue.

**Case: CE12011021**

2322 Northwest 13 Street  
DRAGOSLAVIC, GORAN

This case was first heard on 6/7/12 to comply by 7/5/12. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$675 fine, which would continue to accrue until the property complied.

Constance Hersch, the owner's representative, said the property had passed electrical inspection and they would reinstate the plumbing permit later that day.

George Oliva, Building Inspector, recommended a 35-day extension.

Judge Purdy granted a 35-day extension during which time no fines would accrue.

**Case: CE12022073**

1032 Northwest 1 Avenue  
DRAGOSLAVIC GORAN

This case was first heard on 4/19/12 to comply by 6/21/12. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$10,250 fine, which would continue to accrue until the property complied.

Constance Hersch, the owner's representative, stated she had a permit and she had called for electrical and fire inspections already.

Ron Tetreault, Fire Inspector, did not object to a 35-day extension.

Judge Purdy granted a 35-day extension during which time no fines would accrue.

**Case: CE12020637**

1417 Northwest 13 Place  
LUCKYMAX LLC

This case was first heard on 6/7/12 to comply by 7/5/12. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$675 fine, which would continue to accrue until the property complied.

Constance Hersch, the owner's representative, stated they were going to get a new permit to have the property inspected as is; they would not remodel.

George Oliva, Building Inspector, recommended a 35-day extension.

Judge Purdy granted a 35-day extension during which time no fines would accrue.

**Case: CE12020832**

518 Northwest 8 Avenue  
DRAGOSLAVIC, GORAN

This case was first heard on 5/17/12 to comply by 6/28/12. Violations were as noted in the agenda. The property was complied, fines had accrued to \$9,600 and the City was requesting the full fine be imposed.

Andre Cross, Code Enforcement Officer, said he thought the owner was overwhelmed by all his properties that needed repairs. He recommended imposition of the fines.

Constance Hersch, the owner's representative, stated tenants had "made a mess" of the property and they had been evicted.

Mr. McKelligett stated administrative costs totaled \$520 per violation.

Judge Purdy imposed a \$1,560 fine.

**Case: CE12020876**

520 Northwest 8 Avenue  
DRAGOSLAVIC, GORAN G

This case was first heard on 5/17/12 to comply by 6/28/12. Violations were as noted in the agenda. The property was complied, fines had accrued to \$9,600 and the City was requesting the full fine be imposed.

Andre Cross, Code Enforcement Officer, Said the owner was overwhelmed and not responded in a timely manner.

Constance Hersch, the owner's representative, said this was the same property as the last violation.

Judge Purdy imposed a \$1,560 fine.

**Case: CE12020877**

524 Northwest 8 Avenue  
DRAGOSLAVIC, GORAN

This case was first heard on 5/17/12 to comply by 6/28/12. Violations were as noted in the agenda. The property was complied, fines had accrued to \$6,400 and the City was requesting the full fine be imposed.

Judge Purdy imposed a \$1,040 fine.

**Case: CE08110825**

5900 Northwest 9 Avenue  
CONWAY, WILLIAM C & ELEANOR A

This case was first heard on 4/2/09 to comply by 10/1/09. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$9,500 fine, which would continue to accrue until the property complied.

Sal Viscusi, Code Enforcement Officer, reported the tenant was vacating the property. When the tenant left and removed the items stored outdoors, the violations would be complied. The owner intended a partial or complete demolition and remodeling of the building. Inspector Viscusi recommended a 35-day extension.

William Conway Jr. the owner's son, thanked the City for the extension.

Judge Purdy granted a 35-day extension during which time no fines would accrue.

**Case: CE11121070**

Request for extension

333 Las Olas Way  
LAS OLAS RIVER HOUSE CONDO ASSN INC

This case was first heard on 2/2/12 to comply by 8/3/12. Violations were as noted in the agenda. Fines would begin to accrue on 8/3/12.

Ron Tetreault, Fire Inspector, said the owners were working toward a solution and recommended a 182-day extension.

Neal Adler, general manager, thanked the City for the extension.

Judge Purdy granted a 182-day extension during which time no fines would accrue.

**Case: CE11110618**

700 Northwest 13 Street  
WEBB, YVETTE

This case was first heard on 3/1/12 to comply by 4/5/12. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$775 fine, which would continue to accrue until the property complied.

Ingrid Gottlieb, Senior Code Enforcement Officer said she had spoken to the owner's agent earlier and he reported that one item remained outside and would be removed later in the day.

Judge Purdy imposed the \$775 fine, which would continue to accrue until the property complied.

**Case: CE12021452**

2880 Northeast 32 Street # 6  
OLIVER, GARY LEE

This case was first heard on 3/15/12 to comply by 6/21/12. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$10,250 fine, which would continue to accrue until the property complied.

Ron Tetreault, Fire Inspector, stated the owner had informed him the detectors were installed but Inspector Tetreault must inspect to confirm this. He recommended a 35-day extension, retroactive to 6/21/12 to erase the accrued fines.

Judge Purdy granted a 35-day extension during which time no fines would accrue and made the extension retroactive to 6/21/12 to erase the accrued fines.

**Case: CE12030622**

1300 Northeast 1 Avenue  
SIGARAN, GERALDO M JR

Service was via posting on the property on 7/17/12 and at City Hall on 7/19/12.

Ingrid Gottlieb, Senior Code Enforcement Officer, testified to the following violations:  
47-21.8.A.

THE LANDSCAPING IS NOT BEING MAINTAINED. THERE IS  
MISSING GROUND COVER, AND MULCH HAS BEEN USED

INSTEAD OF LIVING GROUND COVER, IN SOME AREAS.

9-280(h)(1)

THERE IS A WOOD FENCE IN DISREPAIR, ON THIS SINGLE FAMILY HOME. ENTIRE SECTIONS HAVE BEEN REPLACED, ARE NOT EVEN AND CONSISTENT WITH THE REMAINDER OF THE FENCE, AND SECTIONS ARE UNPAINTED AND DO NOT MATCH THE SURROUNDING AREAS.

Officer Gottlieb had met with the owner on the property and saw the owner installing gravel in the front yard. The owner still needed to cover bare spots in the rear yard and the fence must be removed or permitted.

Geraldo Nunez, owner, said his son currently owned the property but would transfer it to his name. He presented a current photo of the repaired fence and said he had spoken with John Madden in the Building Department, who informed him he did not need a permit for the repair. Inspector Gottlieb said the owner had changed out entire sections of fence, including posts, and this required a permit. Mr. Nunez reiterated that Mr. Madden had told him he did not need a permit and said he would agree to meet with Officer Gottlieb and Mr. Madden.

Ms. Wald stated according to the building inspector, replacement of a fence post required a permit.

Officer Gottlieb presented photos of the property and the case file into evidence, and recommended ordering compliance within 63 days or a fine of \$25 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 63 days or a fine of \$25 per day, per violation would begin to accrue.

**Case: CE12061542**

3001 Southwest 3 Avenue # 7  
EXTRA LLC

Service was via posting on the property on 7/17/12 and at City Hall on 7/19/12.

Ron Tetreault, Fire Inspector, testified to the following violation:  
F-103.2.5

UNABLE TO GAIN ENTRY TO PERFORM A FIRE SAFETY INSPECTION.

Inspector Tetreault recommended ordering compliance within 35 days or a fine of \$150 per day.

Perry Krape, owner, agreed to comply.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$150 per day would begin to accrue.

**Case: CE12020027**

1301 Northwest 8 Avenue  
AMBROISE, OLBRY

This case was first heard on 4/5/12 to comply by 5/10/12. Violations and extensions were as noted in the agenda. The property was complied, fines had accrued to \$4,550 and the City was requesting the full fine be imposed.

Stephanie Bass, Code Enforcement Officer, said the owner had been confused about how to comply the violations, but had worked diligently.

Olby Ambroise, owner, said there was confusion over where he needed to paint. He requested reduction of the fine.

Judge Purdy imposed a \$520 fine.

**Case: CE11121188**

545 E Campus Cir  
SOUTHEASTERN CONFERENCE ASSN OF  
SEVENTH DAY ADVENTISTS INC

This case was first heard on 2/2/12 to comply by 8/2/12. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$68,400 fine, which would continue to accrue until the property complied.

Ron Tetreault, Fire Inspector, said he had not heard from the owner or been able to gain access to the building and recommended imposition of the fines.

Lidia Robertson, contractor's representative, said they had been hired on 6/19/12. They intended to apply for the permit after receiving a letter from the engineer. She requested an extension. Inspector Tetreault reviewed the violations and remarked that several needed a permit. He stated Ms. Robertson had informed him earlier that the contractor was having difficulty getting paid by the church. He therefore felt an extension would not help. Ms. Robertson stated the original engineer no longer worked for the company and they could not locate the cover letter. This was causing the delay.

Judge Purdy granted a 49-day extension during which time no fines would accrue and ordered the respondent to reappear at the 9/20/12 hearing.



**Case: CE11111296**

1508 Northeast 15 Avenue  
SOL INDUSTRIES LLC

This case was first heard on 2/16/12 to comply by 3/22/12. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$17,000 fine, which would continue to accrue until the property complied.

Adam Feldman, Senior Code Enforcement Officer, did not object to a 60-day extension. He reported the after-the-fact permits had been issued.

Shawn Pollack, representative, requested an extension.

Judge Purdy granted a 63-day extension during which time no fines would accrue.

**Case: CE12030087**

Rescheduled from 7/19/12

608 Poinciana Dr  
SUROVEK, HELEN C

Adam Feldman, Senior Code Enforcement Officer, testified to the following violations:  
47-19.5.D.5.

THE CONCRETE WALL IN THE REAR OF THE PROPERTY IS  
IN DISREPAIR, IN THAT IT IS LEANING TOWARDS THE  
ADJACENT PROPERTY AND THERE ARE LARGE CRACKS IN  
SEVERAL AREAS. THE FENCE THAT IS ATOP THE WALL IS  
ALSO LEANING AS A RESULT OF THE CONCRETE WALL.

9-306

THE EXTERIOR WALLS AND FASCIA BOARD ON THE  
PROPERTY ARE IN DISREPAIR. THERE ARE AREAS OF  
MISSING/PEELING PAINT.

Complied:

9-308(a)

9-308(b)

Officer Feldman stated the neighboring property was under construction and there were issues between the property owners regarding the wall.

Stephen Simmons, attorney, said the adjacent property was being remodeled and this had caused a failure in the concrete wall that separated the two properties.

Mr. McKelligett recommended 63 days for a status update.

Officer Feldman presented photos of the property and the case file into evidence.

Judge Purdy found in favor of the City and ordered compliance within 63 days or a fine of \$25 per day, per violation would begin to accrue and ordered the respondent to reappear at the 10/4/12 hearing.

**Case: CE12051532**  
1434 Northwest 9 St  
PATSIMAS, CONSTANTINE

Service was via posting on the property on 7/17/12 and at City Hall on 7/19/12.

Wanda Acquavella, Code Enforcement Officer, testified to the following violation:  
9-280(b)

THERE ARE BROKEN AND CRACKED WINDOWPANES ON THE  
BUILDING AT THIS LOCATION. THE WINDOWS ARE NOT  
WEATHER, WATERTIGHT OR RODENT PROOF.

Complied:  
18-12(a)

Officer Acquavella presented photos of the property and the case file into evidence, and recommended ordering compliance within 14 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 14 days or a fine of \$50 per day would begin to accrue.

**Case: CE12032064**  
2381 Southwest 34 Way  
CHINDA, RAUL

Certified mail sent to the owner was accepted on 7/19/12. Service was also via posting at City Hall on 7/19/12.

Alejandro DelRio, Code Enforcement Officer, testified to the following violation:  
47-19.2.II.4.a.

PORTABLE STORAGE UNIT ON THE PROPERTY FOR A PERIOD  
LONGER THAN 14 DAYS.

Officer DelRio presented photos of the property and the case file into evidence, and recommended ordering compliance within 14 days or a fine of \$25 per day.

Judge Purdy found in favor of the City and ordered compliance within 14 days or a fine of \$25 per day would begin to accrue.

**Case: CE12031229**

2406 Tortugas Lane  
LUCCHESE, ASIA

Certified mail sent to the owner was accepted on 7/23/12. Service was also via posting at City Hall on 7/19/12.

Alejandro DelRio, Code Enforcement Officer, testified to the following violation:  
8-91.(c)

THE DOCK AT THIS PROPERTY IS FOUND TO BE IN AN  
UNSAFE OR UNSATISFACTORY CONDITION.

Officer DelRio presented photos of the property and the case file into evidence, and recommended ordering compliance within 63 days or a fine of \$25 per day.

Judge Purdy found in favor of the City and ordered compliance within 63 days or a fine of \$25 per day would begin to accrue.

**Case: CE12041957**

Stipulated agreement

1613 Northwest 11 PL  
ANGUS, ANTHONY

Violations:

9-280(h)(1)

THERE IS A CHAIN LINK FENCE IN DISREPAIR ON THIS  
SINGLE FAMILY RESIDENCE DWELLING, INCLUDING BUT  
NOT LIMITED TO A GATE LOOSE AND NOT ATTACHED TO  
THE POLE AT THE WEST SIDE OF THE DWELLING FACING  
NW 16 WAY.

9-304(b)

THERE IS A GRAVEL DRIVEWAY ON THIS SINGLE FAMILY  
RESIDENCE DWELLING THAT IS NOT WELL GRADED AND/OR  
DUST FREE, AND VEHICLES PARKING BEEN STORED ON TOP  
OF THE LAWN.

Complied:

18-12(a)

9-308(a)

The City had a stipulated agreement with the owner to comply within 93 days or a fine of \$25 per day, per violation. The City was requesting a finding of fact and approval of the stipulated agreement.

Judge Purdy found in favor of the City, approved the stipulated agreement and ordered compliance within 93 days or a fine of \$25 per day, per violation would begin to accrue.

**Case: CE12041999**

1506 Davie Blvd  
AMERICAN ONE INC

Service was via posting on the property on 7/16/12 and at City Hall on 7/19/12.

Mark Campbell, Code Enforcement Officer, testified to the following violation:  
18-11(b)

THE POOL ON THIS VACANT PROPERTY HAS GREEN  
STAGNANT WATER WHICH IS OR MAY REASONABLY BECOME  
INFESTED WITH MOSQUITOS AND IS ENDANGERING THE  
PUBLIC HEALTH, SAFETY AND WELFARE.

Officer Campbell presented photos of the property and the case file into evidence, and recommended ordering compliance within 10 days or a fine of \$100 per day.

Judge Purdy found in favor of the City and ordered compliance within 10 days or a fine of \$100 per day would begin to accrue.

**Case: CE12052256**

1600 Southwest 17 Ave  
BATALINI, JOSEPH JAMES

Service was via posting on the property on 7/14/12 and at City Hall on 7/19/12.

Mark Campbell, Code Enforcement Officer, testified to the following violation:  
18-11(b)

THE POOL ON THIS VACANT PROPERTY HAS GREEN  
STAGNANT WATER, WHICH IS OR MAY REASONABLY BECOME  
INFESTED WITH MOSQUITOS AND IS ENDANGERING THE  
PUBLIC HEALTH, SAFETY AND WELFARE.

Officer Campbell presented photos of the property and the case file into evidence, and recommended ordering compliance within 10 days or a fine of \$100 per day.

Judge Purdy found in favor of the City and ordered compliance within 10 days or a fine of \$100 per day would begin to accrue.

**Case: CE12041952**

1923 S Federal Highway # A  
TED KOSTER LLC

Service was via posting on the property on 7/19/12 and at City Hall on 7/19/12.

Aretha Wimberly, Code Enforcement Officer, testified to the following violation:

47-22.9.

THE BUSINESS SIGN IS BEING DISPLAYED WITHOUT FIRST  
OBTAINING A PERMIT.

Complied:  
47-34.2.B.

Officer Wimberly presented photos of the property and the case file into evidence, and recommended ordering compliance within 14 days or a fine of \$50 per day. She confirmed the property was vacant.

Judge Purdy found in favor of the City and ordered compliance within 14 days or a fine of \$50 per day would begin to accrue.

**Case: CE12050890**

808 Southeast 13 St  
ROSSI, VANESSA

Service was via posting on the property on 7/17/12 and at City Hall on 7/19/12.

Aretha Wimberly, Code Enforcement Officer, testified to the following violations:  
9-280(b)

LAUNDRY ROOM DOOR IS IN SERIOUS DISREPAIR.

9-306

EXTERIOR WALLS, STAIRWAYS AND OTHER SURFACES ARE  
DIRTY AND STAINED.

Complied:  
18-12(a)

Officer Wimberly presented photos of the property and the case file into evidence, and recommended ordering compliance within 49 days or a fine of \$100 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 49 days or a fine of \$100 per day, per violation would begin to accrue.

**Case: CE12060514**

2200 Southeast 4 Ave  
COLONEY, SCOTT D

Service was via posting on the property on 7/19/12 and at City Hall on 7/19/12.

Aretha Wimberly, Code Enforcement Officer, testified to the following violation:  
9-280(b)

MULTIPLE JALOUSIE WINDOW PANES ARE MISSING OR  
BROKEN ON THE FRONT, REAR, AND SIDE WINDOWS AND

DOORS ON THIS OCCUPIED RESIDENTIAL PROPERTY. THE WINDOWS AND DOORS ARE NOT WATER OR WEATHER TIGHT CONSTITUTING A THREAT TO THE HEALTH, SAFETY, AND WELFARE OF THE RESIDENT AS WE HAVE ENTERED HURRICANE SEASON.

Officer Wimberly presented photos of the property and the case file into evidence, and recommended ordering compliance within 14 days or a fine of \$100 per day.

Judge Purdy found in favor of the City and ordered compliance within 14 days or a fine of \$100 per day would begin to accrue.

**Case: CE12051075**

1336 Northeast 1 Ave  
SUNSHINE HOMES ENTERPRISES LLC

Service was via posting on the property on 7/17/12 and at City Hall on 7/19/12.

Ingrid Gottlieb, Senior Code Enforcement Officer, testified to the following violations:  
9-280(b)

THE CEILINGS HAVE BEEN DAMAGED BY WATER FROM A ROOF LEAK. THERE IS SOFFIT AND FASCIA THAT IS IN DISREPAIR. THERE ARE DOORS AND WINDOWS THAT ARE IN DISREPAIR, AND NOT WEATHERPROOF AND WATERTIGHT. THERE IS ROTTED AND TERMITE EATEN WOOD ON THE STRUCTURE. THERE ARE OPENINGS FOR AC UNITS, THAT HAVE GAPS AROUND THEM, ALLOWING FOR EXPOSURE TO THE ELEMENTS AND ENTRY OF PESTS.

9-306

THERE IS MISSING, PEELING AND DIRTY PAINT ON THE EXTERIOR OF THE STRUCTURE.

9-279(g)

9-280(f)

9-308(a)

Officer Gottlieb said the building inspector had informed her that the owner was pulling permits to resolve these issues. She presented photos of the property and the case file into evidence, and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day, per violation would begin to accrue.

**Case: CE12051456**

1500 Northwest 8 Ave  
BERRIOS, ROBERTO

Service was via posting on the property on 7/17/12 and at City Hall on 7/19/12.

Ingrid Gottlieb, Senior Code Enforcement Officer, testified to the following violations:  
47-20.20.H.

THE PARKING AREA IS COVERED WITH DIRT, LITTER AND  
DEBRIS.

9-280(h)(1)

THE CHAIN LINK FENCE IS IN DISREPAIR. THERE ARE  
LEANING AND BENT POSTS AND TOP RAIL. THE CHAIN  
LINK IS IN DISREPAIR AND  
NOT PROPERLY ATTACHED TO TOP RAIL.

Officer Gottlieb presented photos of the property and the case file into evidence, and recommended ordering compliance within 14 days or a fine of \$25 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 14 days or a fine of \$25 per day, per violation would begin to accrue.

**Case: CE12060799**

2630 Riverland Drive  
ST LOUIS, WILGER & PATRICIA B

Service was via posting on the property on 7/17/12 and at City Hall on 7/19/12.

Stephanie Bass, Code Enforcement Officer, testified to the following violation:  
18-12(a)

THERE IS AN ACCUMULATION OF OVERGROWN WEEDS AND  
GRASS ON THE FRONT, SIDE AND REAR OF THIS OCCUPIED  
MULTI-FAMILY DWELLING. THERE IS A LARGE PILE OF  
LANDSCAPING DEBRIS IN THE REAR OF THIS DWELLING.

Officer Bass presented photos of the property and the case file into evidence, and recommended ordering compliance within 10 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 10 days or a fine of \$50 per day would begin to accrue.

**Case: CE12061268**

601 Southwest 22 Ter  
BERMUDEZ, JOHN & BERMUDEZ, ROSA

Service was via posting on the property on 7/17/12 and at City Hall on 7/19/12.

Stephanie Bass, Code Enforcement Officer, testified to the following violation:  
18-1.

THERE ARE BEES SWARMING IN AND AROUND A HOLE ON  
THE NORTH SIDE OF EXTERIOR WALL OF THIS VACANT  
PROPERTY. THE PROPERTY IN THIS CONDITION IS A  
NUISANCE TO NEIGHBORING PROPERTIES.

Officer Bass presented photos of the property and the case file into evidence, and recommended ordering compliance within 10 days or a fine of \$100 per day.

Judge Purdy found in favor of the City and ordered compliance within 10 days or a fine of \$100 per day would begin to accrue.

**Case: CE12050742**

3151 Northwest 66 Street  
GANGEMI, JANE C EST

Service was via posting on the property on 7/5/12 and at City Hall on 7/19/12.

Sal Viscusi, Code Enforcement Officer, testified to the following violation:  
18-11(a)

THE SWIMMING POOL IN THE REAR YARD OF THIS  
VACANT/UNOCCUPIED PROPERTY IS FILLED WITH  
GREEN/STAGNANT WATER AND TRASH/ RUBBISH/DEBRIS.  
THIS POOL IN THIS CONDITION IS UNSANITARY,  
UNSIGHTLY, IS A POTENTIAL BREEDING GROUND FOR  
MOSQUITOES AND POSES A THREAT TO THE HEALTH,  
SAFETY AND WELFARE TO THE SURROUNDING PROPERTIES  
AND TO THE COMMUNITY AS A WHOLE.

Officer Viscusi said the owner had died and her son and grandson were executors of the estate. The property was in foreclosure and a proposed sale had been canceled and he was unaware of any new sale date. Officer Viscusi presented photos of the property and the case file into evidence, and recommended ordering compliance within 10 days or a fine of \$100 per day.

Judge Purdy found in favor of the City and ordered compliance within 10 days or a fine of \$100 per day would begin to accrue.



**Case: CE12060088**

2650 Northwest 20 Street  
HENRY, HUBERT A

Service was via posting on the property on 7/11/12 and at City Hall on 7/19/12.

Sal Viscusi, Code Enforcement Officer, testified to the following violation:  
9-280(h)(1)

THERE IS A CHAIN LINK FENCE THAT SURROUNDS THE  
VACANT LOT ON THIS PROPERTY THAT IS DAMAGED, IN  
DISREPAIR AND IN SOME SECTIONS IS DOWN.

Officer Viscusi said the owner had tried to fix the fence but it was still in disrepair. He presented photos of the property and the case file into evidence, and recommended ordering compliance within 35 days or a fine of \$25 per day.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$25 per day would begin to accrue.

**Case: CE12030976**

904 Northwest 6 Street  
SIXTH STREET PLAZA INC

Service was via posting on the property on 7/17/12 and at City Hall on 7/19/12.

George Oliva, Building Inspector, testified to the following violation:  
FBC(2007) 105.10.3.1

THE FOLLOWING PERMIT IS EXPIRED.  
11080449 PLUMBING (METER/BACKFLOW)  
WITHDRAWN: 98060279 BUILDING (REPLACE PANELING)

Inspector Oliva submitted the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 35 days or a fine of \$25 per day.

Obbie Mallard, contractor's representative, said he had renewed two other permits that morning. He said he could complete the work within 35 days.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$25 per day would begin to accrue.

**Case: CE12030542**

1321 Northwest 46 Street  
KING, SHANNON & TRAN, MINH

Certified mail sent to the owner was accepted on 7/23/12. Service was also via posting at City Hall on 7/19/12.

George Oliva, Building Inspector, testified to the following violation:  
FBC(2007) 105.10.3.1

PLUMBING PERMIT 11071317 (SEPTIC/SEWER) IS EXPIRED

Inspector Oliva submitted the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 35 days or a fine of \$25 per day.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$25 per day would begin to accrue.

**Case: CE12061520**

715 Northwest 15 Terrace  
SYLVAIN, JEAN

Certified mail sent to the owner was accepted on 7/19/12. Service was also via posting at City Hall on 7/19/12.

Ron Tetreault, Fire Inspector, testified to the following violation:  
NFPA 101:31.3.4.5.1

HARDWIRED SMOKE DETECTORS ARE NOT INSTALLED IN  
ACCORDANCE WITH NFPA 101:31.3.4.5.1.

Complied:

NFPA 1:13.6.9.3.1.1.1

Inspector Tetreault recommended ordering compliance within 35 days or a fine of \$250 per day.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$250 per day would begin to accrue.

**Case: CE12061525**

1433 Northwest 6 Street  
PAPPY, ETHYL M & MOSBY, GWENDOLYN M

Certified mail sent to the owner was accepted on 7/20/12. Service was also via posting at City Hall on 7/19/12.

Ron Tetreault, Fire Inspector, testified to the following violation:  
F-103.2.5

UNABLE TO GAIN ENTRY TO PERFORM A FIRE SAFETY INSPECTION.

Inspector Tetreault recommended ordering compliance within 35 days or a fine of \$150 per day.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$150 per day would begin to accrue.

**Case: CE12061533**

2151 East Commercial Boulevard # 204  
J I D A H REAL EST II INC

Certified mail sent to the owner was accepted on 7/19/12. Service was also via posting at City Hall on 7/19/12.

Ron Tetreault, Fire Inspector, testified to the following violation:  
NFPA 1:13.3.2.1

SPRINKLER PROTECTION IS REQUIRED.

Inspector Tetreault recommended ordering compliance within 63 days or a fine of \$150 per day.

Judge Purdy found in favor of the City and ordered compliance within 63 days or a fine of \$150 per day would begin to accrue.

**Case: CE12061648**

1100 State Road 84  
FIRST STATES INVESTORS 4000C LLC  
% CORELOGIC COM RE

Certified mail sent to the owner was accepted on 7/20/12. Service was also via posting at City Hall on 7/19/12.

Ron Tetreault, Fire Inspector, testified to the following violation:  
NFPA 101:7.9.1.1

EMERGENCY LIGHTING IS NOT PROVIDED IN ACCORDANCE WITH THE  
CODE.

Complied:

NFPA 1:11.1.7.6

NFPA 1:11.1.2

NFPA 1:1.12.1

Inspector Tetreault recommended ordering compliance within 126 days or a fine of \$150 per day.

Judge Purdy found in favor of the City and ordered compliance within 126 days or a fine of \$150 per day would begin to accrue.

**Case: CE12061655**

17 S Ft Laud Beach Blvd # 208  
THOR GALLERY AT BEACH PLACE LLC

Certified mail sent to the owner was accepted on 7/24/12. Service was also via posting at City Hall on 7/19/12.

Ron Tetreault, Fire Inspector, testified to the following violations:

NFPA 1:13.3.2.1

SPRINKLER PROTECTION IS REQUIRED.

NFPA 1:13.3.1.1

ESCUTCHEON RING IS MISSING.

NFPA 101:7.2.1.4.5

EXIT DOOR REQUIRES TOO MUCH FORCE TO OPEN.

Complied:

NFPA 101:7.1.10.2.1

Inspector Tetreault recommended ordering compliance within 63 days or a fine of \$150 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 63 days or a fine of \$150 per day, per violation would begin to accrue.

**Case: CE12061746**

113 Northwest 2 Street  
JERK MACHINE INC &  
MALCOLM, CATHERINE A & DESMOND A

Certified mail sent to the owner was accepted on 7/19/12. Service was also via posting at City Hall on 7/19/12.

Ron Tetreault, Fire Inspector, testified to the following violations:

NFPA 1:13.3.1.1

THE FIRE SPRINKLER SYSTEMS IS IN NEED OF SERVICE.

F-103.2.5

UNABLE TO GAIN ENTRY TO PERFORM A FIRE SAFETY INSPECTION.

Inspector Tetreault recommended ordering compliance within 35 days or a fine of \$150 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$150 per day, per violation would begin to accrue.

**Case: CE12061742**

601 Southeast 5 Court  
WILLIAM A JOHNSON REV LIV TR  
JOHNSON, W A TRSTEE

Service was via posting on the property on 7/17/12 and at City Hall on 7/19/12.

Ron Tetreault, Fire Inspector, testified to the following violations:

NFPA 1:13.6.9.3.1.1.1

THE FIRE EXTINGUISHER(S) HAS/HAVE NOT BEEN SERVICED AND  
TAGGED BY A STATE LICENSED COMPANY WITHIN THE PAST 12  
MONTHS.

NFPA 1:19.1.2

COMBUSTIBLE WASTE MATERIAL HAS ACCUMULATED IN A MANNER  
THAT CREATES A FIRE HAZARD TO LIFE OR PROPERTY.

NFPA 101:7.9.2.1

THE EMERGENCY LIGHT DOES NOT ILLUMINATE AS DESIGNED.

NFPA 101:7.10.5.2.1

THE EXIT SIGN DOES NOT ILLUMINATE AS DESIGNED.

NFPA 1:14.4.1

THE PATH OF EGRESS IS OBSTRUCTED / BLOCKED.

Complied:

MO Sec. 9-313.

Inspector Tetreault recommended ordering compliance within 35 days or a fine of \$150 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$150 per day, per violation would begin to accrue.

**Case: CE12061773**

200 Northwest 2 Street  
WILLIAMS COMMUNICATIONS INC  
% LEVEL 3 COMMUNICATIONS

Certified mail sent to the owner was accepted on 7/24/12. Service was also via posting at City Hall on 7/19/12.

Ron Tetreault, Fire Inspector, testified to the following violations:

NFPA 1:13.6.9.3.1.1.1

THE FIRE EXTINGUISHER(S) HAS/HAVE NOT BEEN SERVICED AND

TAGGED BY A STATE LICENSED COMPANY WITHIN THE PAST 12 MONTHS.

F-103.2.5

UNABLE TO GAIN ENTRY TO PERFORM A FIRE SAFETY INSPECTION.

Inspector Tetreault recommended ordering compliance within 35 days or a fine of \$100 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$100 per day, per violation would begin to accrue.

**Case: CE12061775**

741 Northeast 16 Avenue  
HAGEDORN, THOMAS M

Certified mail sent to the owner was accepted on 7/23/12. Service was also via posting at City Hall on 7/19/12.

Ron Tetreault, Fire Inspector, testified to the following violations:

FL Admin Code 69A-60.0081

THIS STRUCTURE HAS BEEN CONSTRUCTED USING LIGHT-FRAME TRUSS-TYPE STRUCTURAL MEMBERS. THE REQUIRED IDENTIFYING SYMBOL IS NOT POSTED TO SUFFICIENTLY WARN PERSONS CONDUCTING FIRE CONTROL AND OTHER EMERGENCY OPERATIONS OF THE EXISTENCE OF LIGHT-FRAME TRUSS-TYPE CONSTRUCTION IN THE STRUCTURE.

NFPA 101:31.3.4.5.1

HARDWIRED SMOKE DETECTORS ARE NOT INSTALLED IN ACCORDANCE WITH NFPA 101:31.3.4.5.1.

Inspector Tetreault recommended ordering compliance within 91 days or a fine of \$150 per day for FL Admin Code 69A-60.0081 and within 91 days or a fine of \$250 per day for NFPA 101:31.3.4.5.1.

Judge Purdy found in favor of the City and ordered compliance within 91 days or a fine of \$150 per day for FL Admin Code 69A-60.0081 and within 91 days or a fine of \$250 per day for NFPA 101:31.3.4.5.1 would begin to accrue.

**Case: CE12061777**

904 Northeast 20 Avenue  
CHAMPION, DOROTHY EST  
CHAMPION, RICHARD EST

Certified mail sent to the owner was accepted on 7/23/12. Service was also via posting at City Hall on 7/19/12.

Ron Tetreault, Fire Inspector, testified to the following violations:

NFPA 1:13.6.9.3.1.1.1

THE FIRE EXTINGUISHER(S) HAS/HAVE NOT BEEN SERVICED AND  
TAGGED BY A STATE LICENSED COMPANY WITHIN THE PAST 12  
MONTHS.

NFPA 101:31.3.4.5.1

HARDWIRED SMOKE DETECTORS ARE NOT INSTALLED IN  
ACCORDANCE WITH NFPA 101:31.3.4.5.1.

Complied:

NFPA 1:1.7.6.2

Inspector Tetreault recommended ordering compliance within 35 days or a fine of \$150 per day for NFPA 1:13.6.9.3.1.1.11 and within 35 days or a fine of \$250 per day for NFPA 101:31.3.4.5.1.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$150 per day for NFPA 1:13.6.9.3.1.1.1 and within 35 days or a fine of \$250 per day for NFPA 101:31.3.4.5.1 would begin to accrue.

**Case: CE12061783**

103 Northwest 2 Avenue

BROWARD STATION BUILDING LLC

Certified mail sent to the owner was accepted on 7/19/12. Service was also via posting at City Hall on 7/19/12.

Ron Tetreault, Fire Inspector, testified to the following violation:

NFPA 101:7.9.2.1

THE EMERGENCY LIGHT DOES NOT ILLUMINATE AS DESIGNED.

Complied:

NFPA 1:13.6.9.3.1.1.1

Inspector Tetreault recommended ordering compliance within 35 days or a fine of \$150 per day.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$150 per day would begin to accrue.

**Case: CE11102206**

2524 Barcelona Drive  
MARRIED DEV INC  
% FRANCISCO FERNAND

This case was first heard on 4/5/12 to comply by 5/3/12. Violations were as noted in the agenda. The property was complied, fines had accrued to \$725 and the City was requesting no fine be imposed.

Judge Purdy imposed no fine.

**Case: CE12020204**

1035 Northwest 1 Avenue  
MICHEL, RHONDA

This case was first heard on 5/17/12 to comply by 6/21/12. Violations were as noted in the agenda. The property was complied, fines had accrued to \$1,025 and the City was requesting no fine be imposed.

Judge Purdy imposed no fine.

**Case: CE11120717**

433 Northwest 1 Avenue  
EIRE FTL LLC  
% THE EIRE COMPANIES

This case was first heard on 5/17/12 to comply by 6/14/12. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$1,200 fine, which would continue to accrue until the property complied.

Judge Purdy imposed the \$1,200 fine, which would continue to accrue until the property complied.

**Case: CE11122037**

1209 North Andrews Avenue  
SANKAR, DARIO

This case was first heard on 5/17/12 to comply by 6/14/12. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$1,200 fine, which would continue to accrue until the property complied.

Judge Purdy imposed the \$1,200 fine, which would continue to accrue until the property complied.



**Case: CE12011958**

1028 Northwest 7 Terrace  
WATKINS, JAKE JR

This case was first heard on 5/17/12 to comply by 6/14/12. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$1,200 fine, which would continue to accrue until the property complied.

Judge Purdy imposed the \$1,200 fine, which would continue to accrue until the property complied.

**Case: CE12020031**

510 Northwest 13 Street  
HSBC BANK USA TRUSTEE

This case was first heard on 5/17/12 to comply by 6/21/12. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$2,050 fine, which would continue to accrue until the property complied.

Judge Purdy imposed the \$2,050 fine, which would continue to accrue until the property complied.

**Case: CE12021825**

704 Southwest 24 Avenue  
HUNTLEY, CASSANDRA M

This case was first heard on 5/17/12 to comply by 6/21/12. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$2,050 fine, which would continue to accrue until the property complied.

Judge Purdy imposed the \$2,050 fine, which would continue to accrue until the property complied.

**Case: CE12020484**

1119 Northwest 14 Court  
SUFRA, SAMUEL & ROZETTE PHANORD

This case was first heard on 4/19/12 to comply by 6/21/12. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$4,250 fine, which would continue to accrue until the property complied.

Judge Purdy imposed the \$4,250 fine, which would continue to accrue until the property complied.

**Case: CE12020644**

525 W Sunrise Blvd  
SOBOLEVSKY, ELLA

This case was first heard on 6/7/12 to comply by 7/5/12. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$675 fine, which would continue to accrue until the property complied.

Judge Purdy imposed the \$675 fine which would continue to accrue until the property complied.

**Case: CE12021450**

2880 Northeast 32 Street # 4  
ESPOSITO, JOSEPH A

This case was first heard on 3/15/12 to comply by 6/21/12. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$10,250 fine, which would continue to accrue until the property complied.

Judge Purdy imposed the \$10,250 fine which would continue to accrue until the property complied.

**Case: CE12022137**

727 Northwest 17 Street  
FOSTER, STACY

This case was first heard on 6/7/12 to comply by 7/5/12. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$6,750 fine, which would continue to accrue until the property complied.

Judge Purdy imposed the \$6,750 fine which would continue to accrue until the property complied.

**Case: CE12022474**

442 Northwest 20 Avenue  
THOMAS, KENNETH & BLANCO-THOMAS, MARIA

This case was first heard on 5/17/12 to comply by 6/28/12. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$1,700 fine, which would continue to accrue until the property complied.

Judge Purdy imposed the \$1,700 fine which would continue to accrue until the property complied.

**Case: CE12031387**

630 Northwest 10 Terrace  
P E INVESTMENTS I LLC

This case was first heard on 4/19/12 to comply by 6/21/12. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$10,250 fine, which would continue to accrue until the property complied.

Judge Purdy imposed the \$10,250 fine which would continue to accrue until the property complied.

**Case: CE12031678**

1430 Northwest 8 Avenue  
FONTANGNE, NEKER

This case was first heard on 6/7/12 to comply by 6/21/12. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$2,050 fine, which would continue to accrue until the property complied.

Judge Purdy imposed the \$2,050 fine which would continue to accrue until the property complied.

**Case: CE12032222**

1180 Northeast 1 Street  
INVESTMENTS AT SOUTH FLORIDA LLC  
% FEUERSTEIN LAW FIRM

This case was first heard on 5/17/12 to comply by 6/21/12. Violations were as noted in the agenda. The property was complied, fines had accrued to \$1,500 and the City was requesting the full fine be imposed.

Judge Purdy imposed a \$520 fine.

**Case: CE12041726**

740 Southwest 2 Street  
RAYNER, LISA

This case was first heard on 6/7/12 to comply by 6/21/12. Violations were as noted in the agenda. The property was complied, fines had accrued to \$12,000 and the City was requesting no fine be imposed.

Judge Purdy imposed no fine.

**Case: CE12041556**

800 Northwest 65 Street  
HENDRICKS CMRCL PROPERTIES LLC

This case was first heard on 6/7/12 to comply by 6/21/12. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$10,250 fine, which would continue to accrue until the property complied.

Judge Purdy imposed the \$10,250 fine which would continue to accrue until the property complied.

**Cases Complied**

The below listed cases were in compliance. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:


CE12032597	CE12060082	CE12041377	CE12051777
CE12011889	CE12040372	CE12041604	CE12052177
CE12051660	CE12061192	CE12060661	CE12041817
CE12060740	CE12060741	CE12051921	CE12022420
CE12050677	CE12060085	CE12060769	CE12061366
CE11121594	CE12021802	CE12031411	CE12061521
CE12061523	CE12061526	CE12061529	CE12061530
CE12061531	CE12061649	CE12061652	CE12061654
CE12061656	CE12061657	CE12061661	CE12061664
CE12061732	CE12061666	CE12061735	CE12061743
CE12061744	CE12061774	CE12061776	CE12061778
CE12061790	CE12061793	CE12061795	CE12061796

**Cases Withdrawn**

The below listed cases had been withdrawn. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE12021809	CE12021853	CE12021973	CE12060930
CE12061772	CE12030097	CE12031470	CE12041530

There being no further business, the hearing was adjourned at **11:03 AM**.

  
\_\_\_\_\_  
Special Magistrate

ATTEST:

  
\_\_\_\_\_  
Clerk, Special Magistrate

Minutes prepared by: J. Opperee, Prototype Services